

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
PANTHER CREEK ASSOCIATION OF HOMEOWNERS, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of PANTHER CREEK ASSOCIATION OF HOMEOWNERS, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Panther Creek Ventures, Ltd., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Panther Creek Estates, filed on February 24, 2003, and recorded as Instrument No. 2003-0033971 in the Official Public Records of Collin County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision(s) which are the subject of the Declaration is Panther Creek Estates – Phase I, Phase II, Phase III, Phase IV, Phase V, and Phase VI.
2. Name and Mailing Address of the Association. The name of the Association is Panther Creek Association of Homeowners, Inc., and its mailing address is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.
3. Recording Data for the Subdivision. The recording data for the subdivision are those certain maps or plats for Panther Creek Estates Addition, an addition to the City of Frisco, Collin County, Texas, Cabinet O, Page 407 (Phase I), Volume P, Page 585 (Phase II), Volume P,

Page 279 (Phase III), Volume P, Page 747 (Phase IV)), Volume R, Page 149 (Phase V), Instrument No. 20060724010003150 (Phase VI), and any amendments thereof or supplements thereto recorded in the Official Public Records of Collin County, Texas.

4. Recording Data for the Declaration. The Declaration is recorded as Instrument No. 2003-0033971, and along with any and all amendments and supplements thereto, recorded in the Official Public Records of Collin County, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is RealManage, P.O. Box 803555, Dallas, Texas 75380, phone number (866) 473-2573, fax number (866) 919-5696, and email PANCREEK@CiraMail.com.

6. Website. The Association's website may be found at www.realmanage.com, www.realmanage.com/homeowner-resident-services, and www.ciranet.com/ResidentPortal.

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

8. Resale Certificates. Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com or www.realmanage.com/closingportal. The telephone number for RealManage is (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

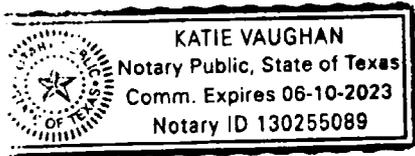
**PANTHER CREEK
ASSOCIATION OF HOMEOWNERS, INC.,
a Texas non-profit corporation**

By: RealManage
Its: Managing Agent

By: *Kevin McDonald*
Kevin McDonald, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 14th day of August 2021,
by Kevin McDonald, Community Manager with RealManage, the Managing Agent of Panther
Creek Association of Homeowners, Inc., a Texas non-profit corporation.



Katie Vaughn
Notary Public, State of Texas

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/17/2021 06:38:02 AM
\$34.00 SCAPELA
20210817001654060



Stacey Kemp